

UNIFORM PROPERTY OR EASEMENT ACQUISITION OFFER

The City of Madison is authorized by Indiana law to obtain your property and an easement across your property for certain public purposes.

The City of Madison needs your property and a temporary easement across your property for the widening of travel lanes and the construction of a center left turn for Hutchinson Lane and needs to take the property and temporary easements as described in Exhibit A hereto

It is our opinion that the fair market value of the property and temporary easements we want to acquire from you is \$25,107.50, and, therefore, the City of Madison offers you \$25,107.50 for the property and temporary easements described in the attached documents.

You have thirty (30) days from this date to accept or reject this offer. If you accept this offer, you may expect payment in full within ninety (90) days after signing the documents accepting this offer and executing the easement, and provided there are no difficulties in clearing liens or other problems with title to land. Possession will be required thirty (30) days after you have received your payment in full.

HERE IS A BRIEF SUMMARY OF YOUR OPTIONS AND LEGALLY PROTECTED RIGHTS:

1. By law, the City of Madison is required to make a good faith effort to purchase your property.
2. You do not have to accept this offer and the City of Madison is not required to agree to your demands.
3. However, if you do not accept this offer, and we cannot come to an agreement on the acquisition of your property, the City of Madison has the right to file suit to condemn and acquire the property in the county in which the property is located.
4. You have the right to seek advice of an attorney, real estate appraiser, or any other person of your choice on this matter.
5. You may object to the public purpose and necessity of this project.
6. If the City of Madison files a suit to condemn and acquire your property and the court grants its request to condemn, the court will then appoint three appraisers who will make an independent appraisal of the property to be acquired.
7. If we both agree with the court appraisers' report, then the matter is settled. However, if either of us disagrees with the appraisers' report to the court, either of us has the right to ask for a trial to decide what should be paid to you for the property condemned.

8. If the court appraisers' report is not accepted by either of us, then the City of Madison has the legal option of depositing the amount of the court appraisers' evaluation with the court. And if such a deposit is made with the court, the City of Madison is legally entitled to immediate possession of the property. You may, subject to the approval of the court, make withdrawals from the amount deposited with the court. Your withdrawal will in no way affect the proceedings of your case in court, except that, if the final judgment awarded you is less than the withdrawal you have made from the amount deposited, you will be required to pay back to the court the amount of the withdrawal in excess of the amount of the final judgment.

9. The trial will decide the full amount of damages you are to receive. Both of us will be entitled to present legal evidence supporting our opinions of the fair market value of the property and easements. The court's decision may be more or less than this offer. You may employ, at your cost, appraisers and attorneys to represent you at this time or at any time during the course of the proceeding described in this notice.

10. If you have any questions concerning this matter you may contact us at:

City of Madison
101 West Main Street
Madison, IN 47250
812.265.8300

City Attorney: Jenner, Auxier, Pattison
Attn: Darrell Auxier
812.265.5132

This offer was made to the owner:
John A. Hutchinson, as Trustee of Trust Created by Pauline Hutchinson
on the _____ day of _____ 20____,

BY:

(signature)

Mayor

Agent of: City of Madison

If you decide to accept the offer of \$25,107.50 made by the City of Madison sign your name below and mail this form to the address indicated above. An additional copy of this offer has been provided for your file.

ACCEPTANCE OF OFFER

I (We), _____ owner(s) of the above described property or interest in property, hereby accept the offer of \$25,107.50 made by the City of Madison on this _____ day of _____, 20____.

NOTARY'S CERTIFICATE

STATE OF _____)

SS:

COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, 20____.

My Commission Expires: _____

(Signature)

(Printed) NOTARY PUBLIC